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Gregory R. Wolbach, PLS

Summit County Recorder-Surveyor

11/12/2025 10:34:26 AM Fee \$226.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.

Electronically Recorded

WHEN RECORDED RETURN TO:

Ivory Development, LLC

978 East Woodoak Lane

Salt Lake City, 84117

(801) 747-7440

**SUPPLEMENT TO
AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS, AND RESERVATION OF EASEMENTS AND
DECLARATION OF CONSOLIDATION
FOR
PARK CITY HEIGHTS
(Phase 4 and Phase 5)**

This Supplement to Amended and Restated Master Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements and Declaration of Consolidation for Park City Heights is made and executed by Ivory Development, LLC, a Utah limited liability company, of 978 East Woodoak Lane, Salt Lake City, UT 84117 ("Declarant").

RECITALS

A. **WHEREAS**, the Amended and Restated Master Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements and Declaration of Consolidation for Park City Hights was recorded in the Office of the County Recorder of Summit County, Utah on April 14, 2017 as Entry No. 1067366 (the "Master Declaration") for the Park City Heights master-planned residential development (the "Project");

B. **WHEREAS**, the Master Declaration reserves to Declarant the right and authority to unilaterally expand the Project in accordance with the Master Declaration;

C. **WHEREAS**, Declarant is the record owner of certain real property located in Park City, Utah more particularly described in Exhibit A hereto (the "Park City Heights Phase 4 Property" and the "Park City Heights Phase 5 Property");

D. **WHEREAS**, Declarant desires to further expand the Project to include an additional 48 Units and other improvements of a less significant nature on the Park City Heights Phase 4 Property and an additional 47 Units and other improvements of a less significant nature on the Park City Heights Phase 5 Property;

E. **WHEREAS**, final plats for the Park City Heights Phase 4 Property and Park City Heights Phase 5 Property have or will be recorded with the County Recorder for Summit County, Utah; and

F. **WHEREAS**, Declarant now intends that the Park City Heights Phase 4 Property and Park City Heights Phase 5 Property and the Units thereon shall become part of the Project and subject to the Master Declaration and be part of the Park City Heights Master Association.

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project, Declarant and Owners, Declarant hereby executes this Supplement to the Master Declaration of Covenants, Conditions and Restrictions, and Reservations of Easements for Park City Heights Phase 4 and Phase 5. Unless otherwise defined herein, capitalized terms are defined in the Master Declaration.

SUPPLEMENT TO MASTER DECLARATION

1. Legal Description. The real property defined herein as the Park City Heights Phase 4 Property and the Park City Heights Phase 5 Property are more fully described in Exhibit "A" hereto. The Park City Heights Phase 4 Property and the Park City Heights Phase 5 Property shall be and hereby are submitted to the provisions of the Master Declaration. Said land and the Units thereon shall be held, transferred, sold, conveyed and occupied subject to the provisions of the Master Declaration, as it may be further supplemented or amended from time to time, and other governing documents for the Project.

2. Annexation. Consistent with the rights and authority reserved to Declarant in the Master Declaration, the Park City Heights Phase 4 Property and the Park City Heights Phase 5 Property shall be and hereby are annexed into the Project and made subject to the Master Declaration, which, upon recordation of this instrument shall constitute and effectuate the expansion of the Project making Park City Heights Phase 4 Property and the Park City Heights Phase 5 Property subject to the powers, rights, duties, functions, and jurisdiction of the Park City Heights Master Association (the "Master Association").

3. Description of the Project, as Supplemented by this Supplement to Master Declaration. The initial plat for Park City Heights Phase 1 included one hundred three (103) Units. Park City Heights Phase 2 included thirty-nine (39) Units. Park City Heights Phase 3 included two (2) Units. Park City Heights Phase 4 includes 48 Units (Lots 401 through 448), and Park City Heights Phase 5 includes 47 Units (Lots 501 through 547). Upon recording of this Supplement to Master Declaration, the total number of Units in the Project will be two hundred and thirty-nine (239) Units.

4. Common Area in Park City Heights Phase 4 Property. Consistent with the Master Declaration, the Park City Heights Phase 4 Property includes certain Common Area that is or will be owned, administered and maintained by the Master Association, specifically, Parcel A, Parcel B, Parcel C, and Parcel D. Consistent with the rights and authority reserved to the Declarant in the Master Declaration, said Parcels are hereby designated as Common Area for the use and benefit of the Owners of the Master Association, as defined in the Master Declaration and expenses of management, maintenance, repair and replacement of improvements thereon shall be Common Expenses.

5. Common Area in Park City Heights Phase 5 Property. Consistent with the Master Declaration, the Park City Heights Phase 5 Property includes certain Common Area that is or will be owned, administered and maintained by the Master Association, specifically, Parcel A, Parcel B, Parcel C, and Parcel D. Consistent with the rights and authority reserved to the Declarant in the Master Declaration, said Parcels are hereby designated as Common Area for the use and benefit of the owners of the Master Association, as defined in the Master Declaration and the expenses for management, maintenance, repair and replacement of improvements thereon shall be a Common Expenses.

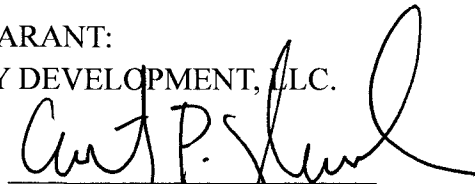
6. Covenants, Conditions and Restrictions to Run with the Land. The Covenants, Conditions and Restrictions for the Property and the Units thereon established by this Supplement to Master Declaration are intended to and shall be binding on the Units, the respective Owners and their successors in interest and shall run with the land.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand to this instrument this 10th day of NOVEMBER, 2025.

DECLARANT:

IVORY DEVELOPMENT, LLC.

By:


Christopher P. Gamyroulas

Title: President

+

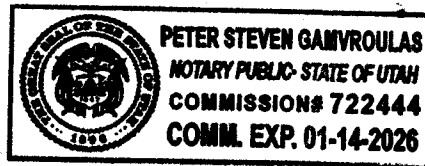
STATE OF UTAH)
 SS:
COUNTY OF SUMMIT)

The foregoing instrument was acknowledged before me this 10TH day of NOVEMBER, 2025 by Christopher P. Gamvroulas, President of IVORY DEVELOPMENT, LLC, a Utah limited liability company, and who duly acknowledged to me that said IVORY DEVELOPMENT, LLC executed the same.



NOTARY PUBLIC

My Commission Expires:



**EXHIBIT “A”
LEGAL DESCRIPTION**

Park City Heights Phase 4 Subdivision, Lots 401 through 448, inclusive, as shown on the official plat thereof on file and of record in the Office of Recorder for Summit County, Utah, recorded on February 2, 2022, as Entry No. 1182671, and appurtenant common area Parcels A, B, C and D, as shown thereon.

PCH-4-401, PCH-4-402, PCH-4-403, PCH-4-404, PCH-4-405, PCH-4-406, PCH-4-407, PCH-4-408, PCH-4-409, PCH-4-410, PCH-4-411, PCH-4-412, PCH-4-413, PCH-4-414, PCH-4-415, PCH-4-416, PCH-4-417, PCH-4-418, PCH-4-419, PCH-4-420, PCH-4-421, PCH-4-422, PCH-4-423, PCH-4-424, PCH-4-425, PCH-4-426, PCH-4-427, PCH-4-428, PCH-4-429, PCH-4-430, PCH-4-431, PCH-4-432, PCH-4-433, PCH-4-434, PCH-4-435, PCH-4-436, PCH-4-437, PCH-4-438, PCH-4-439, PCH-4-440, PCH-4-441, PCH-4-442, PCH-4-443, PCH-4-444, PCH-4-445, PCH-4-446, PCH-4-447, PCH-4-448, PCH-4-A, PCH-4-B, PCH-4-C, PCH-4-D

Park City Heights Phase 5 Subdivision, Lots 501 through 547, inclusive, as shown on the official plat thereof on file and of record in the Office of Recorder for Summit County, Utah, recorded on March 19, 2025, as Entry No. 012323862, and appurtenant common area Parcels A, B, C, and D, as shown thereon.

PCH-5-501, PCH-5-502, PCH-5-503, PCH-5-504, PCH-5-505, PCH-5-506, PCH-5-507, PCH-5-508, PCH-5-509, PCH-5-510, PCH-5-511, PCH-5-512, PCH-5-513, PCH-5-514, PCH-5-515, PCH-5-516, PCH-5-517, PCH-5-518, PCH-5-519, PCH-5-520, PCH-5-521, PCH-5-522, PCH-5-523, PCH-5-524, PCH-5-525, PCH-5-526, PCH-5-527, PCH-5-528, PCH-5-529, PCH-5-530, PCH-5-531, PCH-5-532, PCH-5-533, PCH-5-534, PCH-5-535, PCH-5-536, PCH-5-537, PCH-5-538, PCH-5-539, PCH-5-540, PCH-5-541, PCH-5-542, PCH-5-543, PCH-5-544, PCH-5-545, PCH-5-546, PCH-5-547, PCH-5-A, PCH-5-B, PCH-5-C, PCH-5-D